

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2021060049

Project Title: Yorba Villas Residential Project

Lead Agency: County of San Bernardino Contact Person: Steven Valdez
 Mailing Address: 385 North Arrowhead Avenue, First Floor Phone: (909)387-4421
 City: San Bernardino Zip: 92415-0187 County: San Bernardino

Project Location: County: San Bernardino City/Nearest Community: Chino
 Cross Streets: Yorba Avenue and Francis Avenue Zip Code: 91710

Longitude/Latitude (degrees, minutes and seconds): 34 ° 2 ' 664 " N / 117 ° 42 ' 9.36 " W Total Acres: 13.35
 Assessor's Parcel No.: 1013-211-21 and 1013-211-22 Section: 37 Twp.: 1 S Range: 8 W Base: SanBernd
 Within 2 Miles: State Hwy #: SR-60 Waterways: N/A
 Airports: N/A Railways: _____ Schools: EJ Marshall Elementary School

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Planned Development Permit

Development Type:

Residential: Units 45 Acres 13.35
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Very Low Density Residential (VLDR) Single Residential 1-Acre Minimum

Project Description: (please use a separate page if necessary)

The applicant, Borstein Enterprises, has submitted Applications to the County of San Bernardino for a General Plan Amendment (GPA), a Zone Change (ZC), a Planned Development Permit (PDP), and a Tentative Tract Map (TTM) for the Project referred to as the Yorba Villas Residential Project. The GPA would amend the Countywide Policy Plan category from Very Low Density Residential (VLDR) which allows for a maximum of 2 dwelling units per acre to Low Density Residential (LDR) which allows for a maximum of 5 dwelling units per acre. The Zone Change would be from Single Residential 1-acre Minimum (RS-1) to Single Residential (RS) which allows for 4 units per acres. The TTM is to develop 45 single-family homes, new private streets, a small private park, street improvements (along Francis and Yorba Avenue), and on-site stormwater infrastructure. The PDP allows for flexibility in the application of Development Code standards. The purpose is to allow for innovation in site planning and other aspects of project design, and more effective design responses to site features, uses on adjoining properties, and environmental impacts than the Development Code standards would produce without adjustment. The County expects each Planned Development Permit project to be of obvious, significantly higher quality than would be achieved through conventional design practices and development standards.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>8</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>8</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input checked="" type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>6</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input checked="" type="checkbox"/> Other: <u>South Coast Air Quality Management District</u>
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date September 8, 2022 Ending Date September 18, 2022

Lead Agency (Complete if applicable):

Consulting Firm: <u>EPD Solutions, Inc.</u>	Applicant: <u>Borstein Enterprises</u>
Address: <u>2 Park Plaza, Suite 1120</u>	Address: <u>11766 Wilshire Blvd #820</u>
City/State/Zip: <u>Irvine, CA 92614</u>	City/State/Zip: <u>Los Angeles, CA 90025</u>
Contact: <u>Konnie Dobreva</u>	Phone: <u>310-582-1991</u>
Phone: <u>949-794-1180</u>	

Signature of Lead Agency Representative: Steven Valdez  Date: 09/8/2022

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.